

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room 1 and 2

May 7, 2014

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:00 a.m. on May 7, 2014.

(a) Commissioners present at the Commission meeting:

Ron Brown
Thomas Cloud
Michael Corey
Kevin Goeden, representing the Commissioner, Department of Labor
John Hawkins, Chairman
Todd Hite, representing the Commissioner, Department of Health
Matt Mitchell
Patrick Richard
Craig Von Deylen

Commissioners who were not present at the Commission meeting:

Diana M. H. Brenner
James Hoch

(b) The following departmental and support staff were present during the meeting:

Legal and Code Services
Mara Snyder, Director, Legal and Code Services
Cecilia Ernstes-Boxell, Code Specialist
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary

- (c) James Schmidt, Deputy Attorney General, and Gary Bippus, Administrative Law Judge, were present.

2. Old Business

Chairman Hawkins called for any corrections or a motion to approve the minutes of the April 1, 2014, meeting. Commissioner Corey moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

3. Ordinances

Building Ordinance No. 2044
Converse, Indiana

Mara Snyder, Director, Legal and Code Services, introduced the ordinance. She recommended approval. Commissioner Corey moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

4. Variances

Tabled Variances

14-04-2 Applied Behavior Center for Autism, Carmel

Kyle Quinn, Chief Operations Officer, appeared as proponent. The request was to allow the use of a magnetic lock on a time-out room. He noted that this request had been approved previously for three of his other facilities, and that the magnetic lock was the same, requiring constant pressure to operate. When pressure is removed, the lock is opened. Commissioner Corey moved to approve with that type of lock to be used, with the second by Commissioner Von Deylen. It was voted upon and carried.

14-04-10 First Industrial Properties had been withdrawn by the proponent.

14-04-19(d) 500 Wabash, Terre Haute

Ed Rensink, RTM Consultants, spoke as proponent. A letter from the design engineer regarding the brick veneer exceeding the height limits had been submitted previously, but the Commission had requested more in depth information on the tie-spacing and wind pull-out. The proponent had provided the expanded report, and, following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Corey. It was voted upon and carried, with Commissioner Cloud abstaining.

14-04-32 Oakbrook Valley, Russiaville

Adam DeHart, Project Manager, and Mark Malin, Senior Pastor, spoke as proponents. A group of five cabins were to be built without sprinklers. Wells provide water at the facility, as there are no public water systems available. The cost of drilling additional wells, piping, tanks, etc. is a hardship at this time. Fire and smoke alarms are to be installed, windows are code-compliant egress windows, and each cabin has two exits for the eight campers. An on-site maintenance man is a member of the Kokomo Fire Department. Following discussion, Commissioner Cloud moved to approve with the condition that drywall be applied to the walls and ceilings of each of the cabins. Commissioner Richard made the second. It was voted upon and carried, with one nay.

14-04-49 Riley School Conversion Riley Center, Muncie

Tim Callas, J&T Consulting, spoke as proponent. The request was to allow the use of a two-hour masonry wall in the existing building as a boundary for the Chapter 34 evaluation being done as part of a change of occupancy. There are three exits from the area, with smoke detection and fire alarm systems provided. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Cloud. It was voted upon and carried.

Regular Variances

Chairman Hawkins called for any variances in the block vote to be called out. Variance 14-05-7, Streamside Wood Shop, Shipshewana, variance 14-05-9, Dana Warehouse Sprinklers, Andrews, and variance 14-05-48, Magnolia Springs Senior Living, Indianapolis, were called out for individual consideration. Commissioner Corey then made a motion to approve the remaining "A" and "B" variances. The second was made by Commissioner Mitchell. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 14-05-1 Sanctuary at Trinity Towers Elevator, South Bend
- (2) 14-05-2(a)(b) The Depot at Nickel Plate Elevator, Fishers
- (3) 14-05-8 Dow AgroSciences Show Farm Canopies, Kirklin
- (4) 14-05-10 Marysville Amish Parochial School, Marysville
- (5) 14-05-11 Martin Dale School, Hagerstown
- (6) 14-05-12 Shady Maple School, Greensfork
- (7) 14-05-13 Sunny Meadow School, Fountain City
- (8) 14-05-18 Evansville Hyundai Addition, Evansville
- (9) 14-05-19 Fishers Fire Station #92, Fishers
- (10) 14-05-21 Subaru Engine Plant Expansion, Lafayette
- (11) 14-05-24 Lake Prairie Elementary School Classroom Addition, Lowell

- (12) 14-05-32 Land O' Lakes Foundation Education Center at Fair Oaks Farms, Fair Oaks
- (13) 14-05-33 Props CPA Office, Carmel
- (14) 14-05-34 Town of Plainfield South Wastewater Treatment Plant Phase II - MGD Expansion, Plainfield
- (15) 14-05-38(a)(b) Delta Tau Delta Fraternity Addition, Indianapolis
- (16) 14-05-40 Ambrose Airtech, Plainfield
- (17) 14-05-42 Project Emerald Ash Brokerage Office Tower, Ft. Wayne
- (18) 14-05-44(a)(b)(d) Project Emerald Skyline Residential Tower, Ft. Wayne
- (19) 14-05-52 Heavy's Sports Café Expansion, Camby
- (20) 14-05-56(a)(c) Lentz Residence Sunroom Addition, Indianapolis
- (21) 14-05-59(a)(b) Janae Marie Events, Indianapolis

The following variances were heard separately:

- (22) 14-05-3 Morning Star School, Goshen

Clyde Selby, Building Committee Chairman, spoke as proponent. The variance request was to omit sprinklers. The existing school, with less than fifty occupants, was built in 1987, and was to have an addition constructed. The basement, four feet of which was aboveground, has three exits, one with a ramp for accessibility. The two basement windows are code-compliant egress windows. There will be smoke alarms and reflective exit signs provided, and no cooking will be done on site. Following discussion, it was determined that the code from which the proponent sought relief was incorrect. The request should have been to 2008 Indiana Building Code 1007.6, and the application changed and initialed to request the non-compliant second exit door. Commissioner Von Deylen moved to approve with the condition that the application be corrected. Commissioner Cloud made the second. It was voted upon and carried.

- (23) 14-05-4 River Ridge Retail Center, Jeffersonville

John Stocksdales, ThyssenKrupp Elevator, spoke as proponent. The request was to allow the use of a hydraulic MRL elevator system which does not have a manual shutoff valve, manual lowering valve, or a pressure fitting gauge. He described how the use of electronic monitoring with an LCD display on the second floor service panel, electronic pressure monitoring, and a manual lowering switch located in a door jam panel accessed by a key to operate, were all designed to keep personnel out of the pit. The battery back-up system would cover the elevator for a four hour power loss. Following a lengthy discussion relating to worker and public safety, which included input from Tom Hendricks, Elevator Safety Division, Commissioner Cloud moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Corey abstained.

(24) 14-05-5 Chapin Street Mixed Use Building, South Bend

Patrick Lynch, architect, spoke as proponent. A two-story building, constructed in 1890, was to have the second floor converted to residential, while the first floor was occupied by an insurance company. The request was to allow the Chapter 34 review to be done for the second floor only. There is a one-hour separation between floors, and the apartments were to be protected with a 13R sprinkler system. The basement is occupied by mechanical systems and no storage. The proponent noted that as they renovate other portions of the block of buildings, they will install sprinklers. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

(25) 14-05-6 Meridian Hills Country Club Tent, Indianapolis

Steve Roper, General Manager, spoke as proponent. The request was to allow the tent to stand from April through September. The proponent was unable to confirm that the tent bore the seal of the California State Fire Marshal. Following discussion, Commissioner Brown moved to approve, with the condition that the tent comply with the requirements of Chapter 24 of the 2008 Indiana Fire Code. The second was made by Commissioner Corey. It was voted upon and carried.

(26) 14-05-7 Streamside Wood Shop, Shpeshewana

Commissioner Brown had called this out for an individual vote. Commissioner Corey moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with one nay.

(27) 14-05-9 Dana Warehouse Sprinklers, Andrews

Commissioner Brown had called this out for an individual vote. Craig Rice, Director of Operations, spoke as proponent. The facility had been purchased to store concrete burial vaults. He explained that the system has been unmaintained, and he would like the city to shut off the facility's water for the sprinklers because they are unable to operate the valves themselves. Following discussion, Commissioner Cloud moved to approve with the condition that signs be posted on the mains and risers that announce the sprinkler system is not operational. Commissioner Richard made the second. It was voted upon and carried.

- (28) 14-05-14 Fifth Third Bank Security Entrance Vestibule US 31, Indianapolis
14-05-15 Fifth Third Bank Security Entrance Vestibule W. Washington St, Indianapolis

Curt Galloway, Stegal Inc, spoke as proponent. The variances were to allow the vestibule doors to be in a series, controlled by mag locks. A second exit chamber would be separate and operate independently of the entrance vestibule, but would have a locking device that prevented egress if the first door was not closed. Following a lengthy discussion concerning design and code, Commissioner Brown moved to table so the proponent could discuss installing panic bars with the bank officials. The second was made by Commissioner Corey. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 10:28 a.m. It was called back to order at 10:41 a.m. Commissioner Corey was not in attendance at this time.

- (29) 14-05-16 Oasis Diner, Plainfield

Ed Rensink, RTM Consultants, spoke as proponent. He advised the Commission that they had been having discussions with the local fire department, and that they may not need a variance. Commissioner Brown moved to table to allow further discussions, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (30) 14-05-17 Indiana State University Mills Hall Renovation, Terre Haute

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow locks to be installed on the stairway side of the west stairwell to prevent re-entry onto the floors in a non-emergency situation. Egress to the stairway would always be available. The locks would fail open at loss of power, actuation of fire alarm or sprinkler system. Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Commissioner Cloud abstained.

- (31) 14-05-20 Heartland Generator Reserve Fuel Tank, Jeffersonville, had been withdrawn by the proponent.

- (32) 14-05-22 Piada Italian Street Food, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to omit the sprinkler system. Discussion was held concerning the occupant load after the queue area occupant load had been calculated by Plan Review, given the tables were fixed and there were 33

fixed seats and some loose seating. Following the discussion, Commissioner Cloud moved to approve with the single file queue line to be limited to a 36" wide space as shown on the drawing provided at the meeting, resulting in a total occupant load of 97, with the second by Commissioner Mitchell. It was voted upon and carried.

(33) 14-05-23(a)(b) Mishawaka Grove Development, Mishawaka

Ed Rensink, RTM Consultants, spoke as proponent. The variance was a revised version of a previous variance, 13-11-69. The revision eliminated the podium structure and reconfigured the 3-hour separation between the parking garage and the north residential building. The NFPA 13 system will be replaced with an NFPA 13R system in the residential areas. Following discussion, Commissioner Cloud moved to approve both variance (a) and (b), with the second by Commissioner Von Deylen. It was voted upon and carried.

(34) 14-05-25 ITT Indianapolis, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. High school juniors and seniors were to begin classes in the adult education facility for both high school and college level credits, necessitating a change of use for the building and requiring compliance with current code. The request was to allow the Chapter 34 review to be done for the E occupancy only. The building is fully sprinklered, and a manual fire alarm system with horns and strobes provided. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(35) 14-05-26 China House Restaurant, Paoli

Derrick and Larry Donovan, architects, spoke as proponents. An existing three-store, single story building was having the third unit renovated to house a restaurant. Due to existing construction, it is impossible for a fire wall to be constructed between the third and second unit to separate the proposed restaurant. The request was to allow the separation to be built on the restaurant side of the wall, and the area sprinklered. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(36) 14-05-27 Shellbourne Conference Center Addition, Valparaiso

Susan Nash, architect, spoke as proponent. A two-story addition was being planned for the existing facility, mirroring the floor heights of the original structure. This would cause difficulty in trying to run sprinkler piping in the addition, as required by code, forcing it to be as low as 7 feet. The addition would be separated from existing, non-

sprinklered construction with a fire wall. Discussion, including the possible use of a 13D system, was held. Commissioner Brown then moved to table to allow the proponent to research sprinkler options, with the second by Commissioner Hite. It was voted upon and carried.

(37) 14-05-28 Cambridge City Christian Church, Cambridge City

Allen Wade, Elder of the church, appeared as proponent. The request was to omit the required sprinkler system in the proposed gymnasium. The facility would be used for basketball and church dinners, and had been calculated at 15 square feet per person for the use of tables and chairs. Plan Review had calculated the occupant load using 7 square feet per occupant, setting the load above the 300 count which triggers the sprinkler requirement. Following discussion of the warming kitchen and other uses of the area such as food pantry, clothing assistance and Sunday school rooms, Commissioner Cloud moved to approve with the condition that the acknowledgement letter from the local fire department was received by staff by May 12, 2014. Commissioner Von Deylen made the second. It was voted upon and carried, with one nay.

(38) 14-05-29 Kaufman Financial Group, Indianapolis

The proponent had withdrawn the variance.

(39) 14-05-30 GEICO Indiana, Carmel

Scott Perez, Arxtheon Consulting, spoke as proponent. The existing facility had been built in 2002, and GEICO was now to take over occupancy of the second floor for use as a call center. Because current code does not have non-simultaneous use provisions, the calculated occupant load would be 1,778 persons. The planned use of the space is for 1,199 persons, while the existing exit stairs have a capacity of 1,565 persons. The request is to allow the self-limiting of occupancy to 1,300. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Cloud. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 11:54 a.m. It was called back to order at 1:01 p.m. Commissioner Corey was again in attendance.

(40) 14-05-48 Magnolia Springs Senior Living, Indianapolis

Shelley Wakefield, Jacobi Toombs and Lanz, asked to provide the Commission with additional information on the variance application. She noted that the facility wanted

openings in the 1-hour corridors, with sunrooms at the end of these corridors. She recommended that they also be provided with close spaced sprinklers.

(41) 14-05-31 The Packard, Indianapolis

Melissa Tupper, RTM Consultants, and Tom Blair, resident, spoke as proponents. The request was to allow grills on patios and balconies of the condominium building. The construction is Type VA, with patios and balconies of noncombustible construction. The exterior is Hardie Plank Siding and brick, with concrete patios and balconies using metal railings. The apartments are sprinklered, but the balconies are not. Following discussion, Commissioner Von Deylen moved to deny, with the second by Commissioner Cloud. It was voted upon and carried.

(42) 14-05-35 Buckskin Smith Creek, Elberfeld

Melissa Tupper, RTM Consultants, Sam Smith, owner, and Larry Fox, project engineer, spoke as proponents. The request was to omit the sprinkler system in a fabric structure used to house wood fiber produced on site and sold as poultry bedding. It will not have heat or cooling, and personnel will enter the structure while in the cab of a wheel loader. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Cloud. It was voted upon and carried.

(43) 14-05-36(a)(b)(c)(d) Central Noble High School Addition, Albion

The proponent requested the application be tabled. Commissioner Corey moved to table, with the second by Commissioner Goeden. It was voted upon and carried.

(44) 14-05-37 Tate & Lyle Reactor Room Tank Addition, Lafayette

Tim Callas, J&T Consulting, was present as proponent, but did not speak. Ron Ritchey, Lafayette Fire Department, addressed the Commission. The request was to allow the tank enclosure addition to omit the required 4-hour fire resistive fire wall. The addition will be sprinklered. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

(45) 14-05-39 Food Starch Expansion Agglomerator #2/Flash Dryer #4, Lafayette

Tim Callas, J&T Consulting, spoke as proponent. The request was to allow the use of close space sprinklers in lieu of the required fire walls between the existing buildings and the additions. Due to numerous process piping penetrations needed, a fire wall would be

extremely difficult to provide. Following discussion, Commissioner Corey moved to approve with the condition that the proof of notification from the local building official be delivered to staff by May 12, 2014. Commissioner Cloud made the second. It was voted upon and carried.

- (46) 14-05-41 Love Acres New Facility ARC Opportunities, Howe

Tim Callas, J&T Consulting, spoke as proponent. The request was to allow the use of a 13D sprinkler system in lieu of the required 13R. The facility is staffed 24 hours a day, and smoke detection is provided. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (47) 14-05-43 Tenneco North Plant West Addition, Ligonier

Tim Callas, J&T Consulting, spoke as proponent. In their review, staff had asked what was in the facility, and what was next to it. The proponent stated that a scrapyard was beside the plant, but he was unable to list what was inside the building in question. Commissioner Cloud then moved to table to allow the proponent time to get the information. Commissioner Corey made the second. It was voted upon and carried.

- (48) 14-05-44(c) Project Emerald Skyline Residential Tower, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow a posted occupant load of 480 for the rooftop terrace located on the parking garage for the Project Emerald towers because the calculated occupant load would require a third exit. The terrace is for the use of the residents and the employees of the owners, and for events, including members of the public, when the occupant load is controlled by invitation. The entire development is sprinklered, and there are two exit stairs which discharge at grade. Following discussion, Commissioner Brown moved to approve with the condition that no fireworks be allowed. Commissioner Corey made the second. It was voted upon and carried.

- (49) 14-05-45 Tunnel Hill Christian Church Storage Building Addition, Georgetown

Chairman Hawkins noted that the building meets the four conditions listed by the Commission in the nonrule policy document for exemption from Table 29 requirements, and therefore did not need a variance. Commissioner Corey moved that no variance was required. Commissioner Von Deylen made the second. It was voted upon and carried.

- (50) 14-05-46 Tabernacle Presbyterian Church Chancel Extension, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to omit the accessible route to the chancel addition. The raised platform would not be covered under ADA regulation because churches are exempt. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (51) 14-05-47 YMCA SWI Camp Carson Cabins, Princeton

Roger Lehman, RLehman Consulting, spoke as proponent. He noted that the first four cabins had been granted a variance to allow a 13D sprinkler system, while the latest cabins had a 13R installed. The contractor had omitted sprinkler protection for the porches of both sets of cabins. The request was to allow the 13D cabins to omit the sprinklers due to low water and lack of pressure available. He stated the 13R cabins would have sprinklers installed. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

- (52) 14-15-48 Magnolia Springs Senior Living, Indianapolis

The request was to allow the sunrooms to open onto the rated exit corridors in an effort to create an openness to facilitate social interaction among the residents. Close space sprinklers will be installed at the openings, including at the entrances to the sunrooms. Following discussion, Commissioner Corey moved to approve with the condition of close space sprinklers installed at the sunroom entrances. Commissioner Cloud made the second. It was voted upon and carried.

- (53) 14-05-49(a)(b) Westfield High School Community Stadium, Westfield

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request in (a) was to allow installation of only 50% of the fixtures called for by calculated occupant load. The restrooms in the high school will be made available for use, as well as portable toilets. To build a facility large enough to provide the additional fixtures is a financial hardship. Following discussion, Commissioner Cloud moved to approve with the condition that use of the high school restroom facilities be always available. Commissioner Hite made the second. It was voted upon and carried. Variance (b) was a request to not comply with the energy code building envelope requirements. The facilities are used seasonally. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

(54) 14-05-50 The Christmas Goose, Corydon

Ed Rensink, RTM Consultants, spoke as proponent. Three interconnected, historic structures are located in downtown Corydon. The third of the separately deeded sections of the building was recently purchased, and is being turned into offices on the first floor. The request was to allow the existing access to the exit stairs through openings located in walls on the property line to continue. Two of the three buildings are protected by an NFPA 13 system, and one of the two exit stairs is enclosed. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(55) 14-05-51 Turbo Crossfit, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. A change of occupancy to allow a fitness class to operate in an existing tenant space requires the installation of a fire wall. The calculated occupant load of 80 makes this an A-3, putting it over the allowable area for construction type. The actual class size is 20, and hours of operation, designed to coincide with the average work schedule, are 3 hours in the morning and 3 hours in the evening. The request is to allow the posting of an occupant load of 49 persons. Following discussion, Commissioner Cloud moved to approve the posting of an occupant load of 49 and the variance is limited to this tenant only. Commissioner Corey made the second. It was voted upon and carried.

(56) 14-05-53 Patterson Pointe PUD East, Bloomington

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow the 40+ emergency escape and rescue windows, the opening size of which are 0.6 square feet too small, to remain in place in the second floor bedrooms in nine buildings. Following discussion, Commissioner Von Deylen moved to approve since there was more than one window in the bedroom. Commissioner Cloud made the second. It was voted upon and did not pass, with a vote of 3 to 5. Commissioner Corey then moved to deny, with the second by Commissioner Goeden. It was voted upon and carried, with a vote of 5 to 3.

(57) 14-05-54 Fellowship Haven Church, Woodburn

Kate Lengacher and Mike Christoffersen, Architectural Design, spoke as proponents. The request was to allow a gymnasium/assembly addition to a church and church school to omit sprinklers. The facility is in a rural area without access to public water. Three double out-swinging doors, exiting directly to the exterior, will be provided instead of the two required by code. Travel distance is 54 feet, and two 1-hour fire walls will separate the fire areas. Membership of the church is 47 persons. Following discussion, Commissioner Von Deylen moved to approve with the condition that no rental of the

facility was to be allowed. Commissioner Corey made the second. It was voted upon and carried.

(58) 14-05-55 Residence at Deer Creek Expansion, Schererville

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. In a corridor designed to connect the existing assisted living facility with the addition, a pair of doors in the fire wall exceeds the 25% opening allowed by code. Both buildings are protected by sprinklers, with close spaced sprinklers on both sides of the cross-corridor doors. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

(59) 14-05-56(b) Lentz Residence Sunroom Addition, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. The request was to reinstate project #367018. The owner did not understand the request for information when received, and failed to respond appropriately which resulted in the project being denied. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(60) 14-05-57(a)(b)(c)(d)(e) Holy Rosary Catholic Church Rectory Remodel, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. In variance (a), a new half bath is replacing one which is located in the laundry, and it will not be accessible. A new guest room and bath are accessible, though the facility is exempt from the ADA as a religious organization. Commissioner Von Deylen moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (b) is to be allowed to reuse historic panel doors and frames in new locations. This will be a small area of upgrading to the corridor to preserve the historical feature of the 1925 structure. Commissioner Cloud moved to approve, with the second by Commissioner Corey. It was voted upon and carried. In variance (c), the pastor requested a small patio on the roof of the rectory to serve no more than ten persons. It will have only one exit due to the size of the existing roof, and lack of space for a second stair. Commissioner Cloud moved to approve with the occupant load limited to 10, with the second by Commissioner Corey. It was voted upon and carried. Variance (d) was a request to allow an extension of the stair to the roof to match rise and run, run head clearance and width of the existing stair. Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (e) was to omit the ComCheck and not meet the Energy Code with the extension of the existing stair to the roof. The original stair is not conditioned and insulation levels do not comply with current Energy Code requirements. Commissioner Von Deylen moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

(61) 14-05-58 Quail Run Phase Two, Zionsville

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Two new apartment buildings have unprotected openings within four feet of the fire walls separating the apartments into two separate fire areas and the fire wall terminates at the exterior wall. The openings are the garage doors, bathroom exhaust vents and dryer exhaust vents. The buildings are sprinklered with a 13R system as required by code. Joshua Frost, Zionsville Fire Department, addressed the Commission and requested non-combustible interior finishes in the garage. Following a lengthy discussion, Commissioner Cloud moved to approve if 26 gauge sheet metal ducts and exhaust vents were provided, non-combustible sheathing was applied 4 feet either side of the firewall on the yard side and non-combustible sheathing was applied from garage door to garage door. Commissioner Von Deylen made the second. It was voted upon and carried.

5. Discussion and possible Commission action

Sri Shirdi Sailbaba Sansthan of Tristate Temple
Administrative Cause No. 14-03
Late filed request for review
Notice of Nonfinal Order of Administrative Law Judge

Chairman Hawkins noted a typographical error in the dates of the letters provided to Commission, but felt they did not impact their consideration. Commissioner Corey then moved to affirm the Nonfinal Order of the Administrative Law Judge. Commissioner Mitchell made the second. It was voted upon and carried.

Grace Banquet Hall and Apartments
Administrative Cause No. 12-35
Order – Fire and Building Code Enforcement
Nonfinal Order of Dismissal

Spindler Law Office Renovations
Administrative Cause No. 13-08
Order – Fire and Building Code Enforcement
Nonfinal Order of Dismissal

Commissioner Corey moved to affirm the Nonfinal Orders of the Administrative Law Judge. Commissioner Von Deylen made the second. It was voted upon and carried.

6. Discussion and Commission action on Petitions for Review (Timely filed unless otherwise noted.)

Central Christian Church
Denial of CDR

Commissioner Corey moved to grant the petition for review, with the second by Commissioner Mitchell. It was voted upon and carried.

7. Comments – Chairman Hawkins

Chairman Hawkins noted that Commissioner Hoch was working with the Schoolhouse Rules committee. He also announced that the online variance application process was moving forward, and they were working on a way to allow the variance application to be placed on hold, allowing the owner, design professional, and submitter each to go on-line and sign. He also advised that meetings of the task force working on recommendations for local plan review in HEA1301 would be Open Door meetings. He also noted that there would be no public comment requested at that time.

8. Comments – Mara Snyder

Mara Snyder, Director, Legal and Code Services, advised the Commission that there was still a problem with late variance application filings and partial submissions. Public hearings for the Fire Code, Building Code, Fuel Gas Code and Mechanical Code will be May 22, 2014, beginning at 9:00 a.m. in South Government Center Conference Rooms 1 and 2.

9. Chairman Hawkins then adjourned the meeting at 3:06 p.m.

APPROVED

John Hawkins, Chairman